



Ground floor with basement storage - approx 807 sq ft

Outside The  
Birmingham  
Emission  
Zone



## LOCATION

The former Lloyds Bank unit sits on Islington Row, adjacent to Five Ways and within the evolving Edgbaston Village with its premier leisure and lifestyle retailers. A busy pedestrian footfall location, 6 Islington Row is approx. 500 metres from Five Ways railway station which is used by over 1.4 million passengers per year. The catchment area is home to an extensive commercial office, student and residential population. Further transport connections include the Edgbaston Village Metro stop, situated a few minutes walk away, giving a quick and reliable link through to the City Centre.

## DESCRIPTION

6 Islington Row is a high profile open plan retail unit on an established retail parade made up of 15 retail units which include award winning Laghi's Deli, EYE Opticians, The Sandwich Club, and Sky Clinic to name a few. This is a prime arterial route between Birmingham and Edgbaston, offering a highly visible location for a range of retail and leisure uses. The unit consists of a stylish frontage with roller shutter security and a basement area ideal for storage.

## ACCOMMODATION

<b>GROUND FLOOR</b>	<b>566 sq ft 52.63 sq m</b>
<b>BASEMENT</b>	<b>398 sq ft 36.98 sq m</b>

## SPECIFICATION

- Retail/restaurant unit with a large stylish frontage (A1 consent)
- Single open plan unit available approx 807 sq.ft
- Prominent position on A4540 main Birmingham ring road
- Busy pedestrian footfall location – 320 metres from Five Ways railway station, which is used by over 1.1 million passengers per year
- Catchment area home to an extensive commercial office, student and residential population
- Gateway site into Edgbaston Village
- Basement storage
- Roller shutter security on the shop front
- EPC Rating C
- Outside The Birmingham Emission Zone

## RENT

Rent on application.

## BUSINESS RATES

The tenant will be responsible for the payment of business rates.

## EPC RATING

Ground Floor - ?

## VAT

VAT is applicable on this property.

## LEGAL COSTS

Each party will be responsible for its own legal costs incurred in the preparation and execution of legal documentation.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by viewings only. Please contact one of the listed agents.

**SUBJECT TO CONTRACT**



# 6 Islington Row

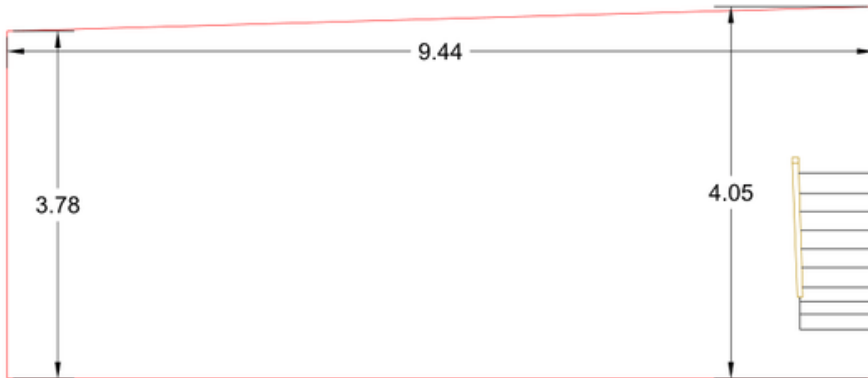
Edgbaston, Birmingham

B15 1LD

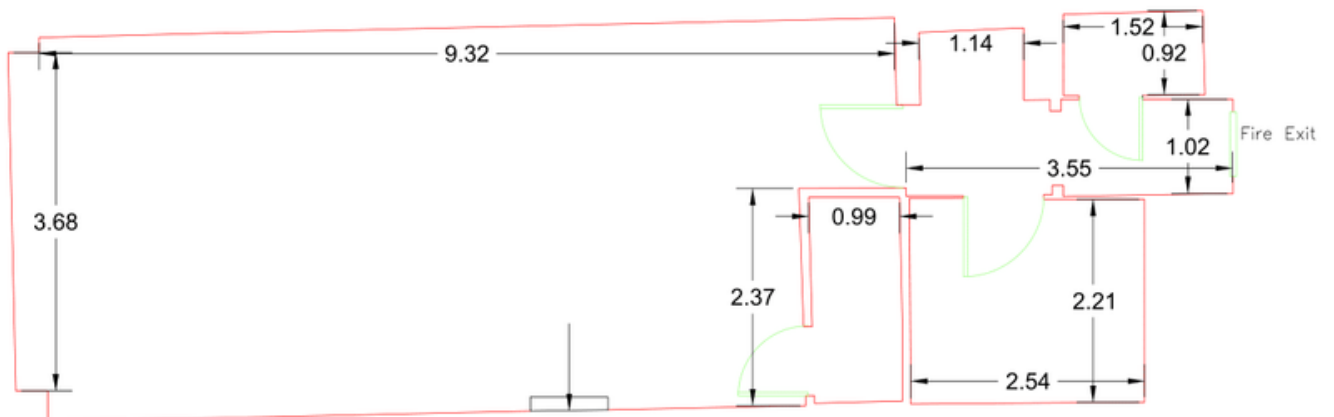




Basement  
Gross Internal Area 36.98m<sup>2</sup>



Ground Floor  
Gross Internal Area 52.63m<sup>2</sup>





Map key

-  Railway Stations
-  Midland Metro Stops
-  Midland Metro
-  Railway Lines



Please contact:



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